

To: West Valley Planning and Zoning

From: Gary C Nielson

Re: Zone Change on property located at 1751 West 3100 South

Request for a zoning change on the subject property from R-1-4 to C-2. Rationale for the change is as follows:

1. In the 2007 change of zoning to the current R-1-4 zoning, the intent was to develop the property to a 3 lot residential subdivision configured as a lot on 3100 South with two flag lots to the rear
2. As development proceeded, it was determined that a Beehive Homes elderly assisted living facility would be a superior usage of the subject property versus the three residential single family lot development, due to the C-2 zoning on the property immediately adjacent to the east.
3. Development of this type of assisted living facility is a permitted use in the C-2 zone.
4. Beehive Homes offers quality assisted living for seniors that need the happy medium between living alone and living in a nursing home. This facility will feature family style living in a beautiful residential setting with individual, spacious rooms with private bathrooms. Each resident will receive daily personalized attention to daily living tasks. In particular:
 - All on one level...no stairs or elevators
 - All meals and snacks, home cooked and nutritious – menus written by certified dietitian
 - Laundry, including personal, done by staff on-site
 - Housekeeping
 - Individual assistance with bathing, dressing, mobility and related functions
 - Medication reminders and assistance
 - Organized personal and group activities
 - Transportation when needed
 - Rooms with intercom/call system, Cable TV available in each room
 - Personal telephone system hook-ups included in each room
 - Best combination of caring staff and homelike environment
 - Typical daily staffing requirements for this facility include one individual on-site 24/7, with a part-time individual 4-5 hours daily weekdays

Our estimated development schedule will be as follows:

From zoning approval to start of construction approximately 60 days.

Typical Type of Construction for This Facility

